

#### DOWNTOWN MIXED USE DEVELOPMENT

In the heart of Lakewood

### **Community Meeting**

February 15<sup>th</sup>, 2017 Bryce Sylvester, Director Planning & Development



#### **Tonight's Agenda**

Mayor Summers Welcome

Downtown Lakewood Development

The RFQ Process

Chris Ronayne: Development in University Circle

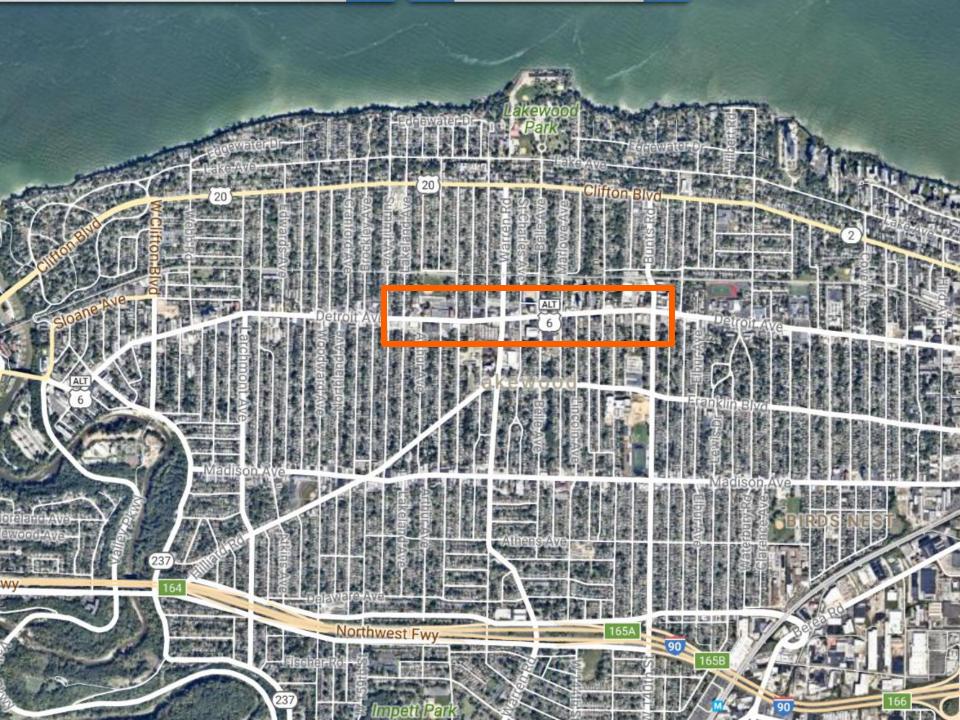
Question & Answer

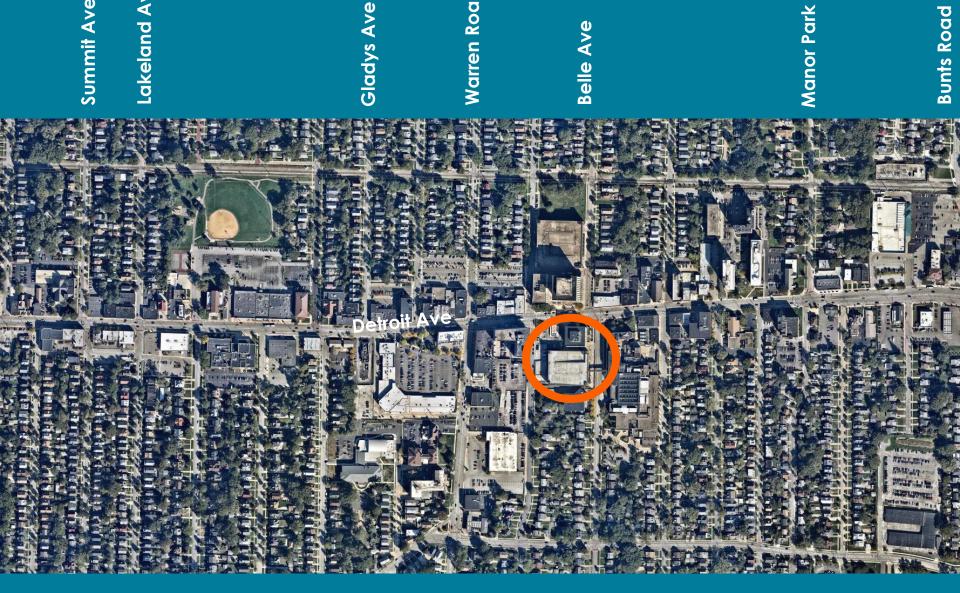
#### **Primary Goal of Tonight**

Inform you of and build confidence in the process, from February 2017 – Fall 2017.

#### Primary Goal of the RFQ

To find and select the most qualified and best partner to develop the nearly 6-acre site in a manner that provides the maximum benefit to our community.





**Cleveland Clinic Family Health Center** 







Lakeland Ave

Gladys Ave

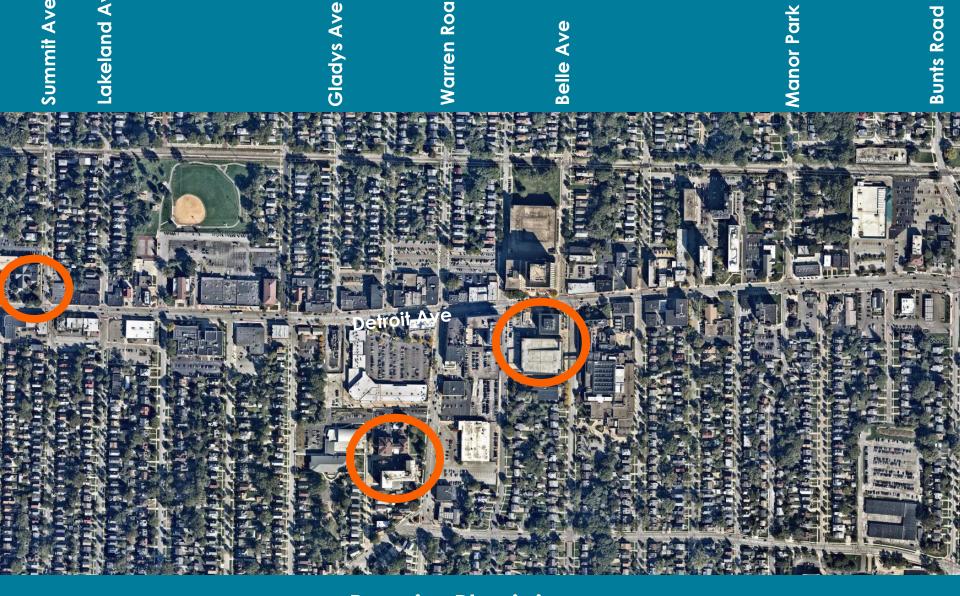
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**Board of Education Site** 





**Premier Physicians** 





**Roundstone Insurance** 





**Lakewood Center North Conversion** 













Westerly: Phase 3

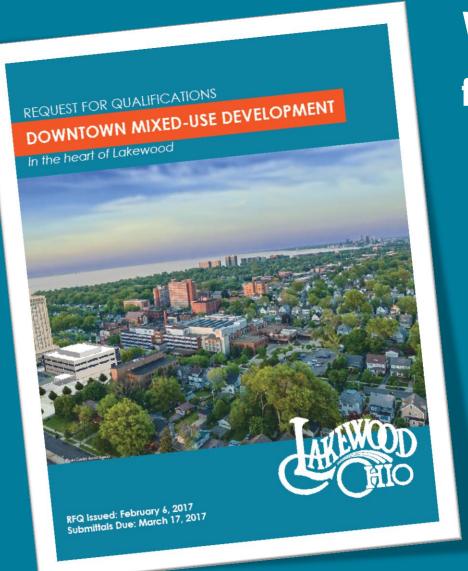




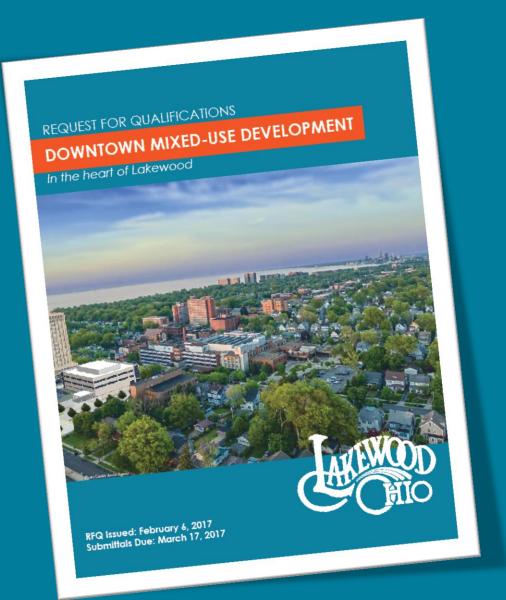
The Site



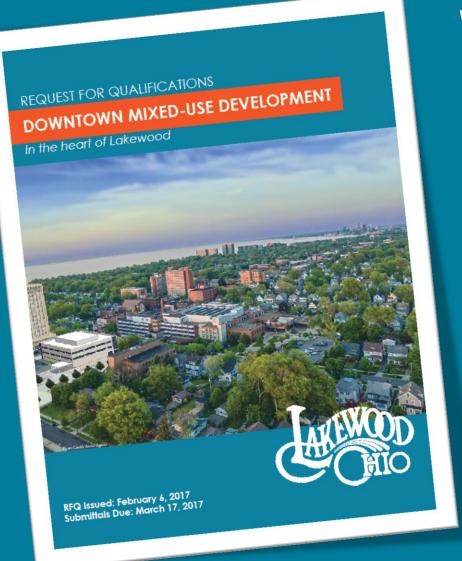




# Why issue a Request for Qualifications?



Generate responses from qualified developers who are interested in partnering with the city to reimagine an entire city block of our downtown in a manner that provides the maximum benefit to the community.



#### Where have we been?

## August 2015



First Community Visioning Meeting about the Site



First Community Visioning Meeting about the Site



First Community Visioning Meeting about the Site



the objective of the RFQ process is to select a private developer or development team that will deve it with the City's Community Vision. Additionally, the development must be consistent with tial Design Guidelines and fitting with the compact, walkable character of Downtown

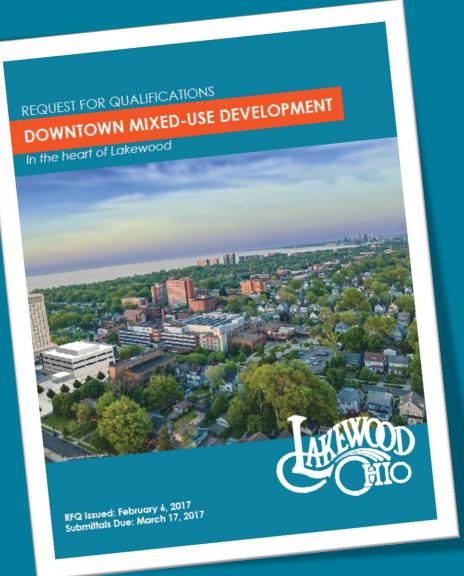
- A transformative mixed use development that meets community housing, employment, shopping, and service needs, including growth opportunities for existing Lakewood businesses.
- Creatively integrate visionary architecture engaging and complimentary of the character and quality of Lakewood's building stock, including design characteristics of the original Hospital building. Relate to and activate the streetscape to generate street level activity, and provide a safe, inviting
- Serve multiple modes of transportation on site, while meeting realistic vehicle parking needs.
- Design Lakewood's finest multi-functional outdoor community gathering space.
- Position the development to respond to shifting market conditions. Recognize and restate the historical significance of the site for the community in built form.
- Support environmentally sustainable development practices, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- Promote joint venture partnership structures to achieve a catalyst economic development project Sensitivity to the directly adjacent single-family neighborhood. Promote joint ventore partnership structures to achieve a catalyst economic development that builds upon the real estate development momentum in Downtown Lakewood.
- Attract diverse businesses that provide residents with a wide range of opportunities.

- Provide housing types that compliment available community housing options. Business terms that deliver tangible returns on public investments, including job creation, tax revenue.



13 Development Objectives were created by combining feedback from the community meeting in August 2015, the Community Vision, and the Commercial Design Guidelines.

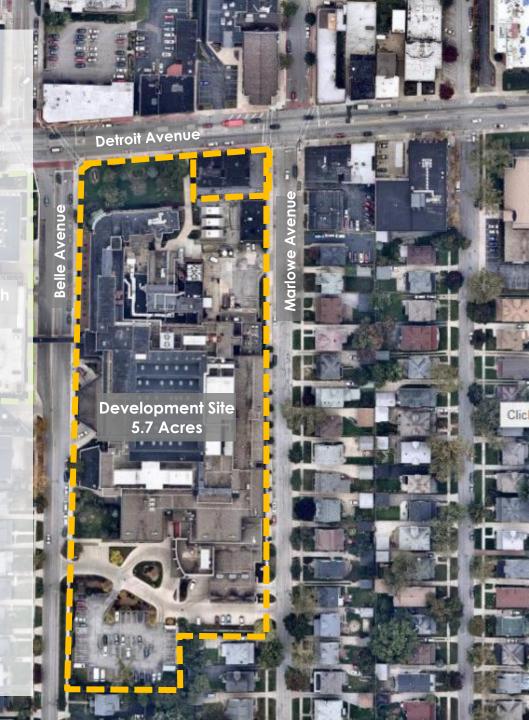
Development teams will be required to address and respond to these Objectives throughout the process.



#### The Site

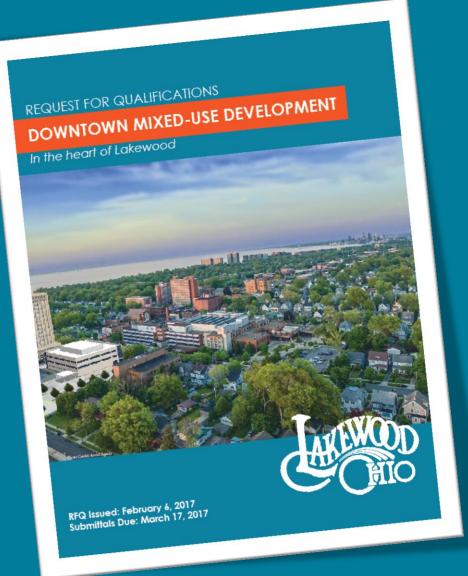
### Development Objectives: Examples

- Integrate visionary architecture complimentary of Lakewood's building stock
- Design characteristics of the original Hospital building
- A multi-functional outdoor community gathering space.
- Tangible returns to the public job creation, tax revenue and
  increased property values.





Full rehabilitation and adaptive reuse of the historically designated Curtis Block building



#### What's Next?

# The selection process will be divided into 2 rounds

# Round 1

Resumes & References

# Round 1 Submission Requirements

**Project Team** – Description of all team members (developer, architects, designers, financers, construction team)

**Relevant Experience** – Comparable projects completed with site plans, project schedules, roles of the team, ownership-structure

**Approach** – Anticipated timeline for planning, design, financing, construction, and operation; Response to the Economic & Real Estate Market Analysis

**Financials** – Capability to finance a project, and proposed financing structure

**References** – Financial references, and public entity references required

An advisory panel made up of Lakewood residents with expertise in the fields of planning, real estate development, finance, architecture and design will assist the city during the interview process.

- Debbie Berry, VP of Planning & Real Estate Development at University Circle Inc.
- Tom Einhouse, VP of Facilities & Capital at Playhouse Square at Playhouse Square
- Sean McDermott, Chief Planning & Design Officer at Cleveland Metroparks
- Sam O'Leary, President of Lakewood City Council
- Joe Stewart, Retired Real Estate Executive at Jacobs Real Estate
   Services
- Bryce Sylvester, Director of Planning & Development at City of Lakewood

#### **Evaluation Criteria will be based on:**

- Ability to meet the Development Objectives
- Developer qualifications
- Development approach
- Development schedule
- Financial strength and delivery

Finalists selected through a rigorous evaluation of qualifications will be asked to create a vision of what future opportunities may look like.

# Round 2

Site Proposals & Financing Plan

## Round 2 Submission Requirements

#### Round 2 proposals will include the following:

- Preliminary design concepts & site plan
- Detailed financing strategy
- Economic & fiscal impact analysis job creation,
   tax revenue, property values, etc.
- Product mix (e.g. office, residential, retail, etc.)
- Detailed development schedule

Development teams will be evaluated by the citizen led advisory panel on their ability to respond to Round 2 Submission Requirements.

Following review and evaluation of Round 2 proposals, the city will begin conducting due diligence about the final proposals and development teams.

A recommendation will be made to City Council in the fall of 2017 on the most qualified Development Team to partner with in order to provide maximum benefit to Lakewood on this Site.

## Proposed Schedule

- February 6<sup>th</sup>: Public launch of RFQ (Complete)
- March 17<sup>th</sup>: Round 1 responses due
- Mid-April: Round 1 interview sessions with panel
- May 1<sup>st</sup>: Announce Round 2 short list
- June 30<sup>th</sup>: Round 2 responses due
- Mid-July: Round 2 interview sessions with panel
- July: City and developer due diligence
- Fall 2017: Recommendation to City Council on the most qualified and best Development Team to partner with.













NEWS

CALENDAR

A-Z INDEX

CONTACT CITY HALL

Q SEARCH

Apply / Register • Payments / Taxes • Find / Get • Report • Community Vision

# Downtown Development

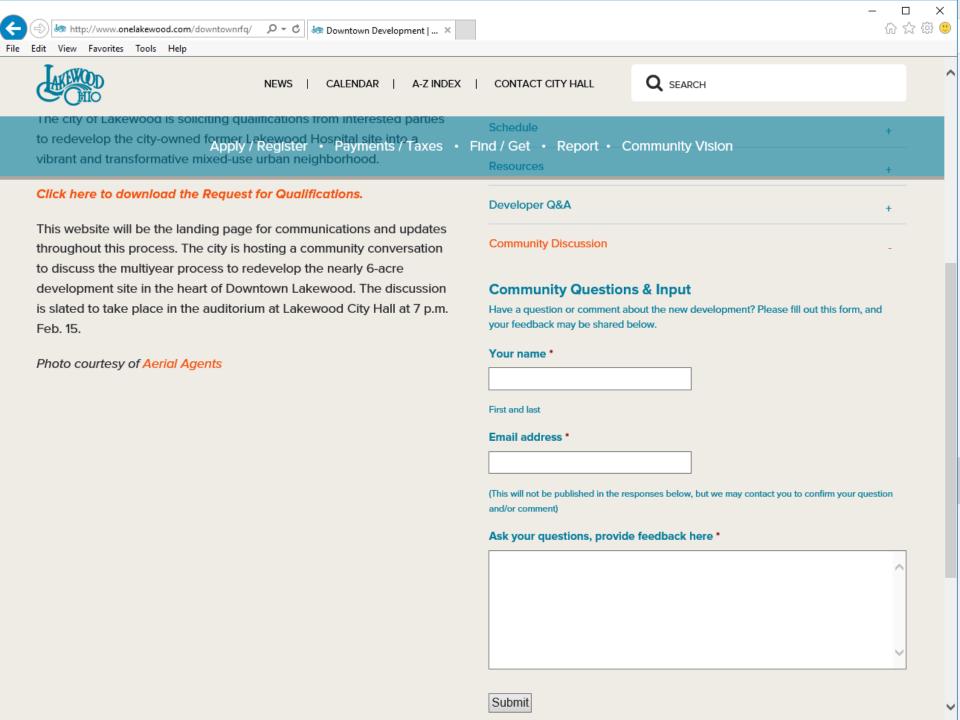
Mixed-Use Development in the Heart of Lakewood

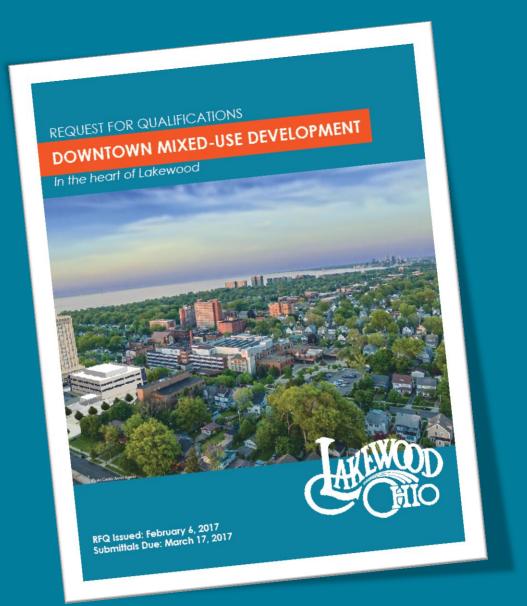
The city of Lakewood is soliciting qualifications from interested parties to redevelop the city-owned former Lakewood Hospital site into a vibrant and transformative mixed-use urban neighborhood.

#### Click here to download the Request for Qualifications.

This website will be the landing page for communications and updates throughout this process. The city is hosting a community conversation to discuss the multiyear process to redevelop the nearly 6-acre development site in the heart of Downtown Lakewood. The discussion is slated to take place in the auditorium at Lakewood City Hall at 7 p.m. Feb. 15.

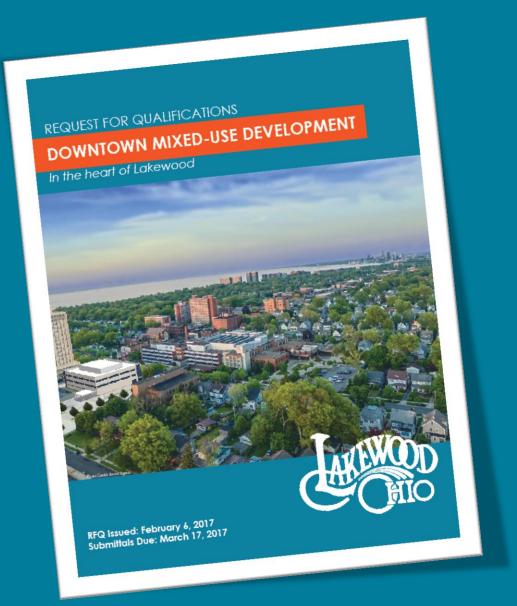
Schedule	+
Resources	+
Developer Q&A	+
Community Discussion	+





At the end of this process the city will have identified the most qualified and best partner to develop the nearly 6-acre site.

February 2017 – Fall 2017



#### **Fall 2017**

The development team selected through this process will engage in robust community dialogue about site plans and programming, design of buildings, zoning, landscaping, parking, and more.

Numerous meetings with City
Council, Planning Commission,
Architectural Board of Review, as
well as separate community
meetings will take place to help
implement what is proposed into
built form.

# Summary

- Goal: To find and select the most qualified and best partner to develop the nearly 6-acre site in line with the Development Objectives, Community Vision, and Commercial Design Guidelines.
- Provide feedback and questions on the website, in person, over the phone, or in writing at any time
- Two round process, targeting fall 2017 for a recommendation to Council

#### Make no little plans; they have no magic to stir men's blood

#### **Daniel Burnham**

Architect & Urban Planner Cleveland Group Plan (1902) The Plan of Chicago (1909)





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# **Community Meeting**

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#### Question & Answer

# City Club Rules

- Staff will be walking around with microphones to allow for questions
- Please be concise and direct with your question Aim for 30-45 seconds to allow for others to speak
- Written questions and feedback is available
- Please visit and engage us at <u>www.onelakewood.com/DowntownRFQ</u> with questions or feedback that you think of later

#### Resources

**Economic & Real Estate Market Study, 4Ward Planning** 

Planned Development Zoning: Chapter 1156

Phase I Environmental Site Assessment for the Site

**Community Vision** 

**Commercial Design Guidelines** 

**Hotel Analysis Conducted in 2013** 

Cleveland Clinic Family Health Center Approved Plans

Parking Code: Chapter 1143

**Curtis Block Resources**